

EXHIBIT A - FINDINGS

CEQA Exemption

- A. The project qualifies for a Categorical Exemption (Class 3) pursuant to CEQA Guidelines Section 15303 because it involves the construction of a residential detached garage, resulting in minimal site disturbance on an existing developed lot in an urbanized area.

Minor Use Permit

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan because a single-family residence and accessory structures are permitted uses, and the project as conditioned is consistent with all applicable General Plan policies, including policies for Environmentally Sensitive Habitats, Public Works, Coastal Watersheds, Visual and Scenic Resources and Hazards.
- C. As conditioned, the proposed project or use satisfies all applicable provisions of Title 23 of the County Code.
- D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the construction of the residential detached garage will not generate activity that presents a potential threat to the surrounding property and buildings. This project is subject to Coastal Zone Land Use Ordinance and Building Code requirements designed to address health, safety and welfare concerns.
- E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the construction of the proposed residential detached garage will result in development that is similar to, and will not conflict with, the surrounding lands and uses.
- F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because the project is located on Newton Drive, a local road that is constructed to a level able to handle any additional traffic associated with the project.

Coastal Access

- G. The proposed use is in conformity with the public access and recreation policies of Chapter 3 of the California Coastal Act, because the project is not adjacent to the coast and the project will not inhibit access to the coastal waters and recreation areas.

Terrestrial Habitat/Environmentally Sensitive Habitat

- H. The development will not create significant adverse effects on the natural features of the site or vicinity that were the basis for the Sensitive Resource Area designation, and will preserve and protect such features through the site design. The removal of one Monterey pine would be offset by new plantings at a 4:1 ratio.
- I. Natural features and topography have been considered in the design and siting of all proposed physical improvements, because the proposed structures has been designed to minimize tree removal and site disturbance to the extent feasible.

ATTACHMENT 1

- J. The soil and subsoil conditions are suitable for any proposed excavation and site preparation and drainage improvements have been designed to prevent soil erosion, and sedimentation of streams through undue surface runoff, because the project will not significantly alter existing drainage patterns, and an erosion and sedimentation control plan where grading is conducted or left in an unfinished state during the period from October 15 through April 15.
- K. There will be no significant negative impact to the identified sensitive habitat and the project or use will be required to replace removed pines at a 4:1 ratio.
- L. The project or use will not significantly disrupt the habitat, because the detached garage is an accessory to the existing single-family residence and will result in minimal site disturbance.